

DRAFT

Google

Downtown West

San José City Council

May 25, 2021

San José

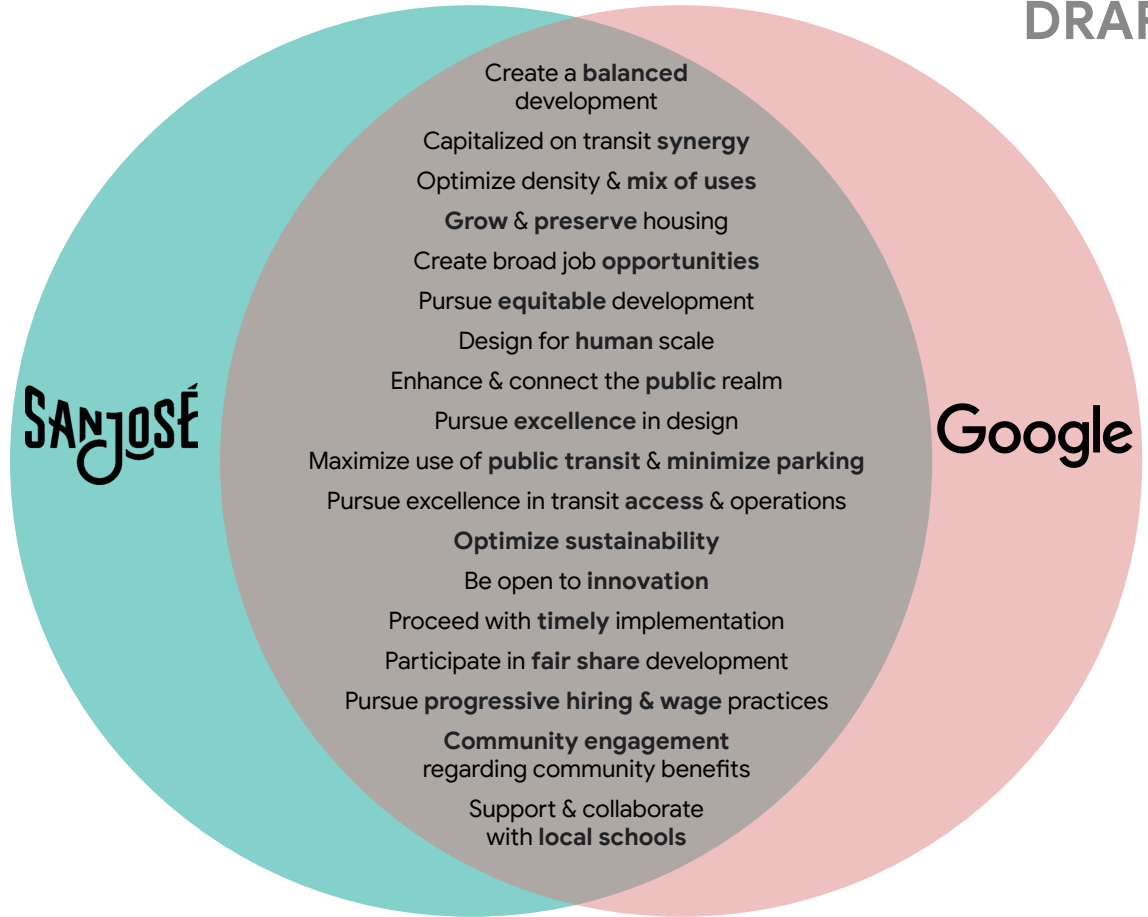


SHARED GOALS

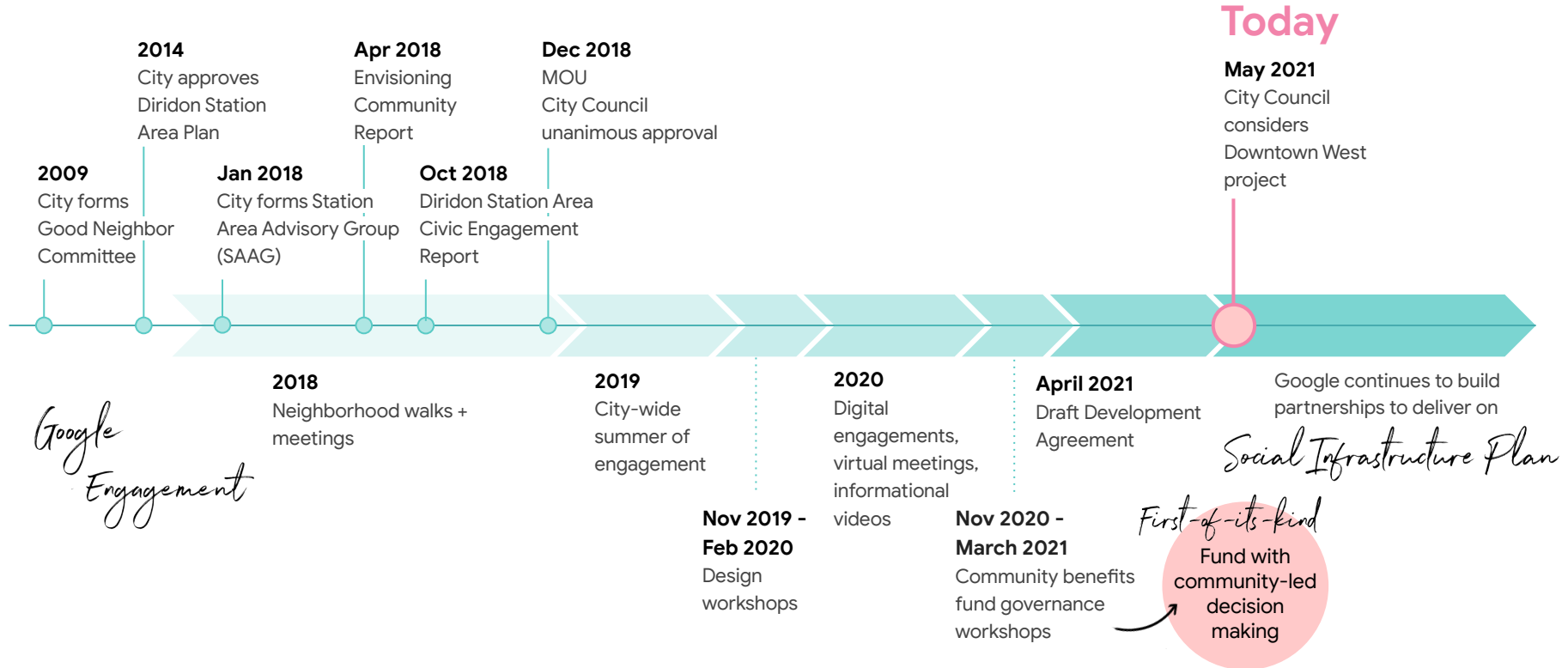
Memorandum of Understanding

December 2018

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A decade of engagement and co-creation



2018–early 2020: many ways we gathered feedback in person

+ 3,000
Touch points



“I am most excited / concerned about...”



“I wish San José had...” booth at Viva Calle SJ



Topic-based presentations



City-wide presentations



Open houses

+ 10,000
Data points



“What is your vision of DW?” design workshop series



Community meetings and workshops



Neighborhood, history, and ecology walks



Traveling info booth at festivals

+ 100 Community Meetings



Neighborhood / stakeholder meetings

2020 post-COVID: different ways we reached out virtually



Many Zoom meetings



[Website](#) updates



15k+ Views!

[Video](#)



1,300 Subscribers!

[Newsletter](#)



["In conversation"](#) series



[Blog](#) updates



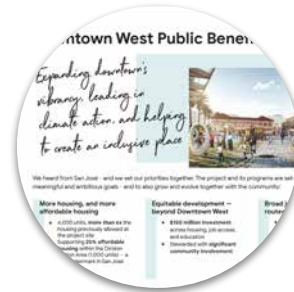
Draft documents on the [City website](#)



Renderings exercise preference votes



Presentations with other organizations



[One-pager](#) updates

DOWNTOWN WEST

Framework Plan

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- ~ 7.3 M sf office
- 4,000 housing units (studying up to 5,900 units), including...
- land dedicated to City for affordable housing
- ~ 500 K sf active use (retail, cultural, arts, education etc.)
- ~ 15 acres parks + plazas + green spaces

Note: Illustrative massing reflects the combination of density allowed in project's zoning and applicable Downtown West design standards and guidelines

DOWNTOWN WEST

At a glance

6x
housing under DSAP
(in project boundary)

4,000
total housing units

25%
affordable
in the DSAP

500K
sf retail, cultural, arts,
education, and active uses

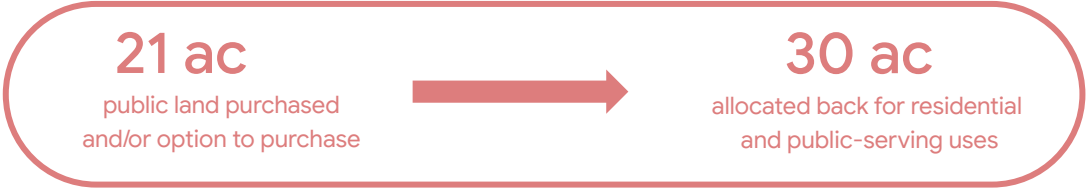
15 ac
parks and
open space

4.25+
acres of expanded
riparian habitat

7.3M
sf office

1/2
of developable site
for non-office

Zero
net new
CO₂ emissions



General Plan

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CORE STRATEGY

**Supporting
San José's
growth
as a center
of innovation
and regional
employment**

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A central social district

**Artist conceptual rendering, subject to change*

We're not thinking about next year, or even the next five

Google is here for the long haul





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A call to action— rethinking how to build and grow cities better

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Reimagine how
this part of downtown
could represent
the values
and the creativity
that is

San José

*Artist conceptual rendering, subject to change

All together,
the Downtown West
open space network
covers about

20%

of the project area

**Artist conceptual rendering, subject to change*



A smarter, greener way *forward*

Net Zero
Ecology

Mobility infrastructure



Complete
neighborhoods within

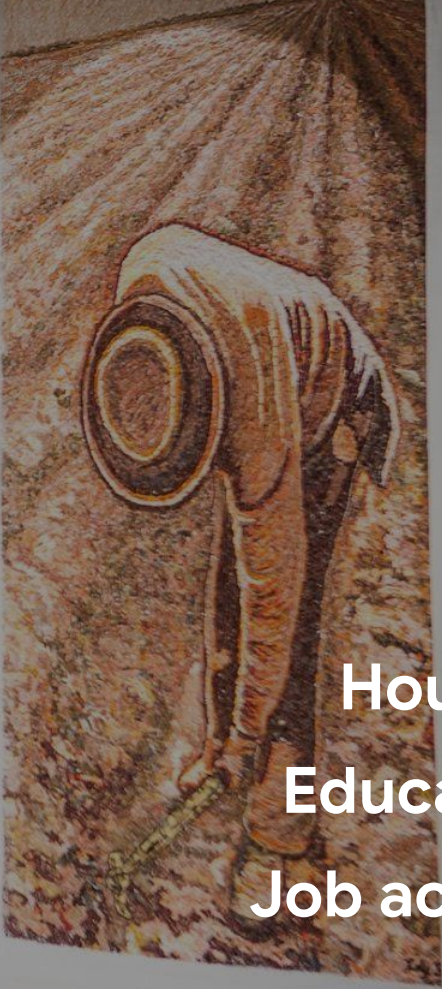
15 minutes

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A first-of-its-kind

\$150M+ fund



Housing
Education
Job access

How we deliver on these objectives



Design

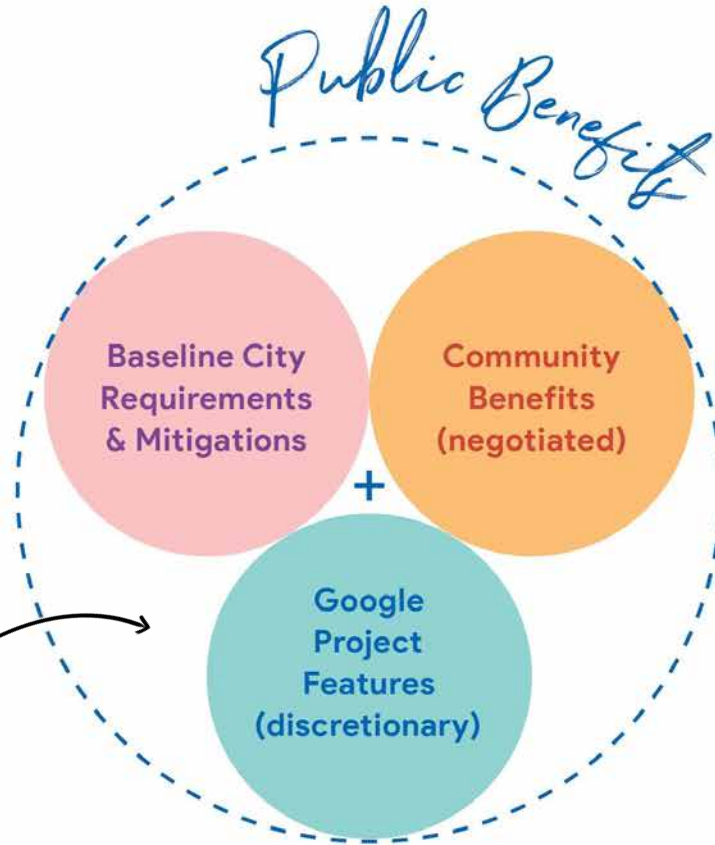


Programs



Partnerships

Framework



Public Benefits to our community will come from all three components of the project



Significant local infrastructure, unprecedented sustainability commitments, **and** a first-of-its-kind model for **addressing social equity**

More housing, and affordable housing

Help strengthen the community

Local job opportunities

An inclusive place

Ambitious climate targets

Enhancing ecological health



Over 6x housing currently allowed, and supporting **25% affordable** in the DSAP

Groundbreaking \$150M+ **Community Stabilization & Opportunity Pathways Fund**

30% local hire goal for office construction, prevailing wages for construction, career workshops

Free year-round programming and **15 acres** of public parks and open space

Carbon-neutral project and **65%** non-single-occupancy vehicle trips

Over 4.25 acres of enhanced riparian habitat, **2,280 new trees** planted

Not a...* → **Single building process

**~80 acres of
detailed design
over time**

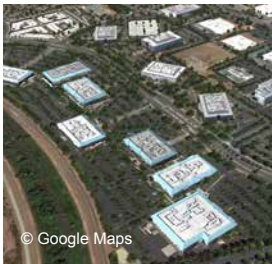
30+
buildings

~3 mi
of street
improvements

10
different parks,
tailored to context

10+
years of phased
construction

Design at once, repetitive solutions



Dynamic and contextual solutions



Design intent guides creative solutions



Chapters



01

Land use



02

Open space



03

Buildings



04

Mobility



05

Lighting and signage



06

Sustainability

Building design that responds to context

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Height cap
facing the Lakehouse
Historic District

**Massing and facade
articulation**

Riparian Setback
along the creek and
the river

**Ground floor rhythm and
height reference to
Lakehouse Historic District**

**Artist conceptual rendering, subject to change*



An inclusive place for learning

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Open space foregrounds the San José Water Company

Gateway to a new part of downtown

Active ground floor spaces

Regular job fairs

Interactive and educational installations

*Artist conceptual rendering, subject to change



Renewed access to nature

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Over 4.25 acres of protected and enhanced riparian habitat

Experiences spanning from natural to urban

Over 2,280 new native trees

Immersive learning opportunities in nature

*Artist conceptual rendering, subject to change



Carbon-neutral project

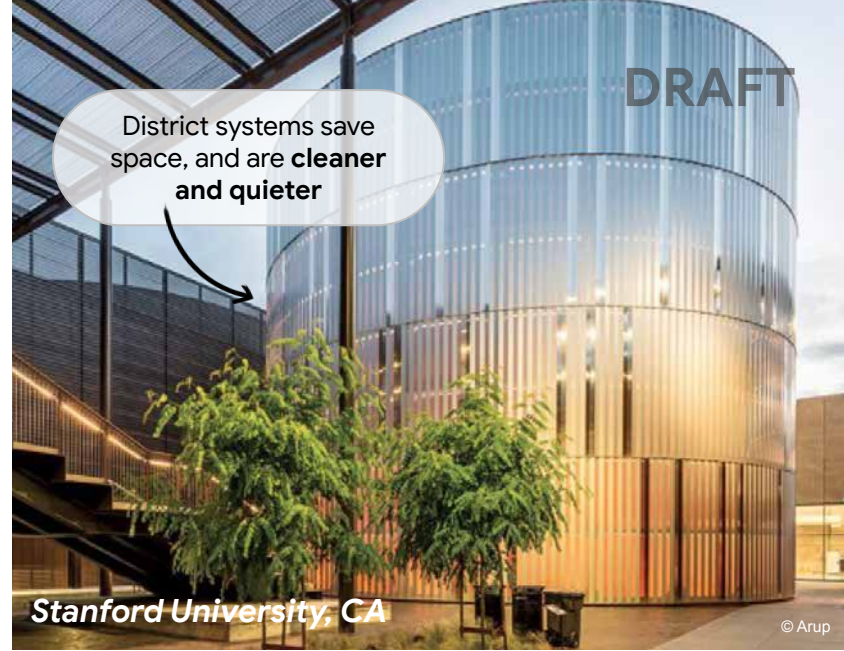


Working in tandem with City networks, creating long-term resilience

Space dedicated for interactive educational component

Elephant Park, London

© Lendlease



District systems save space, and are cleaner and quieter

Stanford University, CA

© Arup



7.8 MW in on-site solar, equivalent to 1,500 homes' use of electricity

ING Office, Amsterdam

© ING Group

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Carbon-neutral project and **65%** non-single-occupancy vehicle trips

Over 4.25 acres of enhanced riparian habitat, **2,280 new trees** planted

\$ 253.7 million
City
Requirements



DOWNTOWN WEST IS

**Building
an ecosystem
for success
over the
long haul**

\$ 1 billion
Voluntary
Project Features

\$ 200 million
Community Benefits

An artist's conceptual rendering of a vibrant, modern urban plaza. The scene is filled with people engaged in various activities: some are sitting on large, curved wooden benches, others are walking, and a few are working at tables. The architecture is diverse, featuring a tall, curved glass building on the left, a multi-story brick building with a large arched entrance in the background, and a modern glass building with a curved facade on the right. The plaza is lush with greenery, including trees and flowering plants. The overall atmosphere is one of a lively, community-oriented space.

Looking toward
the next phase of

co-creation

*Artist conceptual rendering, subject to change

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DAG PHUG

Thank You

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